

Planning Committee

01 December 2010

Reference:
APP/10/01281

Area Team:
North Team

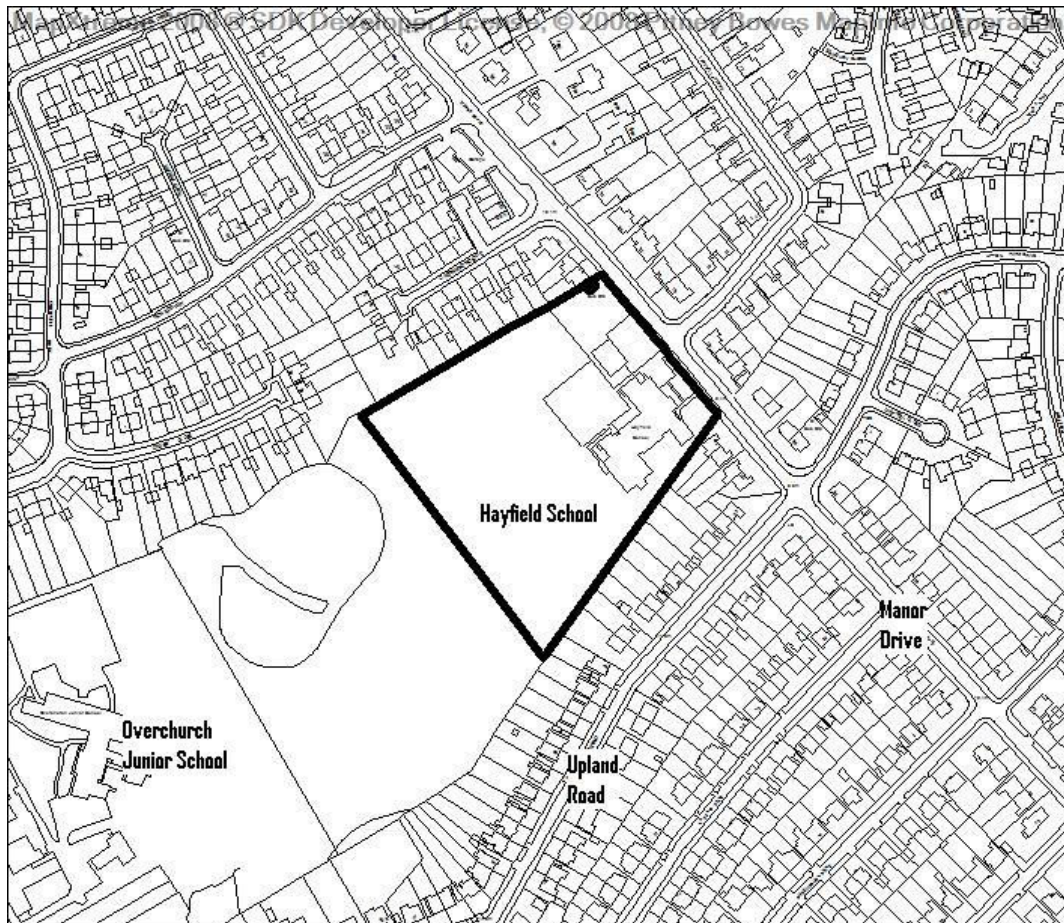
Case Officer:
Miss S McIlroy

Ward:
Upton

Location: Hayfield School, MANOR DRIVE, UPTON, CH49 4LN
Proposal: Installation of a 5-a-side pitch and erection of a 2.5 metre high paladin perimeter fence

Applicant: Director of CYPD
Agent : Wirral council

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
School Playing Field

Planning History:

APP/10/00568 - Installation of a 5-a-side football pitch and perimeter fence - Withdrawn

Summary Of Representations and Consultations Received:

32 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice

was displayed. At the time of writing this report 4 objections were received which raised the following concerns;

1. Obstruction of view
2. How the proposal would be utilised
3. Noise and disturbance
4. Parking and impact of traffic
5. Potential installation of floodlights
6. Pollution
7. Impact on privacy
8. Facility not required
9. Crime rate rising
10. Increase in litter
11. Increase in under age drinking

In addition Councillor Anderson requested the application to be taken out of delegation on the grounds of the development would be overbearing, cause parking disruption, cause of noise nuisance and is situated too close to residential properties.

Director of Technical Services (Traffic Management) - no objection

Director of Law, HR & Asset Management (Environmental Protection) - no objection

Director's Comments:

REASON FOR REFERRAL:

Councillor Anderson requested the application to be taken out of delegation as a number of residents raised concerns relating to the development being overbearing, cause of parking disruption, noise nuisance and its location being set too close to residential properties.

INTRODUCTION

The proposal seeks planning permission for the installation of a 5-a-side pitch and erection of a 2.5 metre high perimeter fence. The proposed pitch would be sited within the curtilage of the school grounds, located to the north west of the main school building.

PRINCIPLE OF DEVELOPMENT

In principle the development is considered acceptable subject to Policy HS15 of the Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

Hayfield School is a brick and timber building which is bounded to the front by 2 metre high open railings. The northern boundary consists of wooden fencing and tall tree screening, additionally tall trees and 2 metre high open railings forms a boundary to the west. Beyond this boundary is land designated as a 'School Playing Field'. Wooden fencing projects alongside the southern boundary.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the school site falls under the use class D1. Policy HS15 – Non-Residential uses within Primarily Residential Areas is directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

It is considered that there is sufficient boundary treatment which acts as screening and in addition to this, the proposed pitch would be located a sufficient distance away from residents within the immediate area. There has been a need demonstrated for the proposal within the Design and Access Statement which states that an enclosed football playing area is required to allow games to be played without affecting those children not within the football enclosure.

Concerns have been raised in relation to the potential installation of floodlights, as there is no floodlighting. However, floodlighting is not included within the application and therefore this is not a valid objection. Floodlights would require planning permission and would be dealt under a separate application. Other concerns raised include anti-social behaviour, the need for the facility and increase

in crime do not fall within the remit of planning.

The hours of use has not been included within the application, however the noise created by the proposal will not be a significant increase on noise to be expected from a school. In any case a condition has been attached to prevent the facility being used past 2100 hours.

The proposal is considered to be ancillary to the use of the school itself and is considered not to result in any undue harm on the amenity of the occupiers of nearby residential properties. It is therefore considered to comply with Policy HS15 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

The proposal would be located approximately 17.5 metres away from the northern boundary and approximately 55 metres from the southern boundary. It is considered that the proposal would not have an adverse impact to residents within the immediate area due to the separation distances.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with relevant policies within Wirral's Unitary Development Plan and is therefore considered acceptable.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with relevant policies within Wirral's Unitary Development Plan and is therefore considered acceptable.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The proposed 5-a-side pitch shall not be used after 2100 hours.

Reason: To protect residential amenity

Further Notes for Committee:

Last Comments By: 02/12/2010 13:43:41

Expiry Date: 23/12/2010